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ing of the lower court in the same case reported in 145 S. W. 636, upon which the Pittman and Semancik Cases, *supra*, were largely based."

Attorney and Client; Negligence in Examining Title.—In *Jacobsen v. Petersen*, decided June 7, 1918 (103 Atl. 983), the Supreme Court of New Jersey holds that it is the duty of an attorney, who is employed to investigate the title to real estate, to make a painstaking examination of the records, and to report all facts relating to the title. He is therefore liable for any injury that may result to his client from negligence in the performance of his duties, that is, from a failure to exercise ordinary care and skill in discovering in the records and reporting all the deeds, mortgages, judgments, etc., that affect the title in respect to which he is employed. Where an attorney negligently omits to report the fact of a judgment, which is a lien upon real estate the title of which he was employed to investigate, and his client buys upon the faith of such report and without knowledge of such judgment, the measure of damages is the amount the client is caused to pay out to remove the lien of such judgment, and this is so, even though the client subsequently sells the real estate for a sum in excess of its total cost to him, including the discharge of the judgment.